023.0	0001	0031.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	999,000 / 999,000
					USE VALUE:	999,000 / 999,000
					ASSESSED:	999,000 / 999,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUSH HENRY T
Owner 2:	BRUSH LISA M
Owner 3:	
Street 1:	12 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PONTES RICHARD JOHN--ETAL -
Owner 2:	PONTES MARGARET T -
Street 1:	23 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,831 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 2905 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4831.000	542,000	5,100	451,900	999,000
Total Card	0.111	542,000	5,100	451,900	999,000
Total Parcel	0.111	542,000	5,100	451,900	999,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.94 | /Parcel: 343.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14870

GIS Ref

GIS Ref

Insp Date 07/29/17

!1873!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,100	5100	4,831.	451,900	999,100	999,100	Year End Roll	12/18/2019
2019	104	FV	404,300	5100	4,831.	480,200	889,600	889,600	Year End Roll	1/3/2019
2018	104	FV	404,300	5100	4,831.	350,300	759,700	759,700	Year End Roll	12/20/2017
2017	104	FV	379,100	5100	4,831.	305,100	689,300	689,300	Year End Roll	1/3/2017
2016	104	FV	379,100	5100	4,831.	259,900	644,100	644,100	Year End	1/4/2016
2015	104	FV	337,600	5100	4,831.	254,200	596,900	596,900	Year End Roll	12/11/2014
2014	104	FV	337,600	5100	4,831.	209,000	551,700	551,700	Year End Roll	12/16/2013
2013	104	FV	351,400	5100	4,831.	198,900	555,400	555,400		12/13/2012

PRINT

Date	Time
12/10/20	17:25:27

LAST REV

Date	Time
08/07/17	11:10:36
apro	
1873	

USER DEFINED

Prior Id # 1:	14870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTES RICHARD	32077-179		11/29/2000		440,000	No	No	4	
	11533-346		6/29/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2016	1222	Redo Kit	20,000	O				redo 2nd fl kitch
10/18/2011	1295	Siding	23,850					
11/19/2008	1430	Redo Kit	14,000					
10/15/2008	1293	Manual	17,000			G10	GR FY10	3rd fl interior fi
2/6/2008	105	Manual	29,000					build shell for ba
6/22/1992	259	Manual	2,800					REPR RAILINGS/PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
2/13/2001	MLS	HC	Helen Chinal
9/30/1999	Meas/Inspect	263	PATRIOT
8/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4831		Sq. Ft.	Site		0	80.	1.17	1									451,946						451,900	

Total AC/HA: 0.11090 | Total SF/SM: 4831 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,946 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09529257
Const Adj.:	0.98990101
Adj $ / SQ:	184.319
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665857
Depreciation:	123849
Depreciated Total:	542008

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

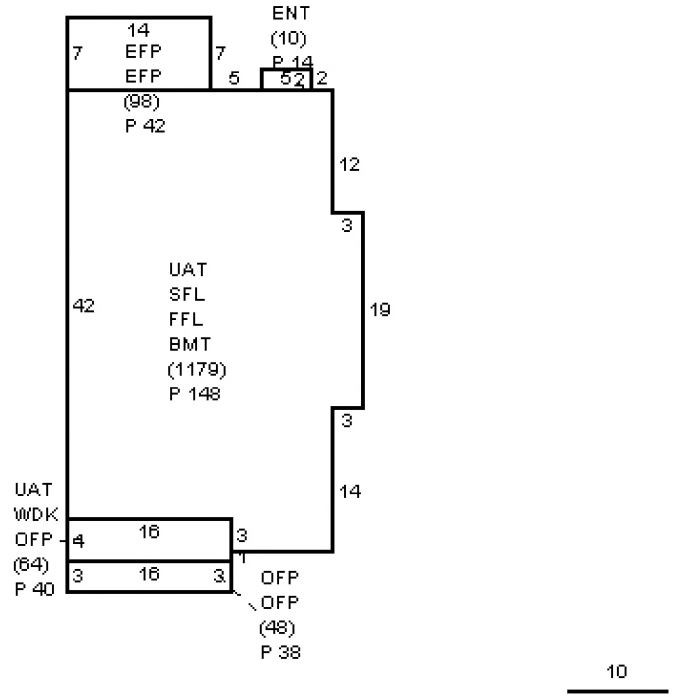
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,179	56.100	66,139
FFL	First Floor	1,179	184.320	217,312
SFL	Second Floor	1,179	184.320	217,312
UAT	Upper Attic	311	129.020	40,094
EFP	Enclos Porch	196	40.700	7,977
OFP	Open Porch	160	26.540	4,247
WDK	Deck	64	15.840	1,014
ENT	ENTRY	10	26.130	261
	Net Sketched Area:	4,278	Total:	554,356
Size Ad	2358	Gross Are	5210	FinArea 2905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	P	
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.32
Special Features:	0	Val/Su Net:	126.69
Final Total:	542000	Val/Su SzAd	229.86

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100